

1. PETITION FOR ZONING VARIANCE  
E/S York Road at SE/Corner  
Dunvale Road  
(725-731 York Road)  
9th Election District  
4th Councilmanic District  
The Marsden Chevrolet, Inc.  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-7-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a petition for Zoning Variance filed by the legal owner of the subject property, The Marsden Chevrolet, Inc., and Contract Lessee, Griffith Hyundai, Inc., by and through their attorney, Jerry D. Focas, Esquire. The Petitioners request relief from Section 413.2(f) of the Baltimore County Zoning Regulations to permit two (2) freestanding business signs of 272.4 sq.ft. total in lieu of the one (1) permitted sign of 100 sq.ft., as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Bill Starr, General Manager of Honda and Hyundai, and Wes Guckert, Traffic Engineering expert with The Traffic Group. Arnold (Pat) Keller appeared on behalf of the Baltimore County Office of Planning. There were no Protestants.

Testimony indicated that the subject property, known as 725 - 731 York Road, zoned B.R.-C.S.A., is improved with both a two-story and a three-story building consisting of 11 service bays and 29 service bays, respectively, parts and service departments, office space and accessory parking for Marsden Chevrolet, Inc. Said property is located on York Road between Dunvale and Lambourne Roads. The Contract Lessee is desirous of relocating their Hyundai dealership from Harford Road to the subject site. Testimony indicated that the requested variance is necessary in

order to comply with their franchise agreement with Hyundai and to identify the new dealership at the subject location. In addition, the Petitioner requests a variance for a sign which will identify the used car dealership on the subject property.

Pat Keller testified on behalf of the Office of Planning. He testified concerning the need for the Petitioner to install steps from it's property down to Lambourne Road. Mr. Keller testified that many pedestrians walk along this side of York Road on the Petitioner's property. Because of the steep grade of the Petitioner's property at the intersection of York Road and Lambourne Road, steps would greatly assist pedestrian traffic. The Petitioner agreed at the hearing to install steps at the corner of York and Lambourne Roads, pursuant to Mr. Keller's request. Further, they agreed to submit a revised site plan incorporating said steps.

In addition, testimony indicated the Petitioner has been working diligently with Avery Harden, the Landscape Planner for Baltimore County, regarding the proposed landscaping for the subject site. The Petitioner testified that they have reached an agreement and have assured this Deputy Zoning Commissioner that they will comply with Mr. Harden's requests. Furthermore, Mr. Keller identified the need for a sidewalk along the front of the Petitioner's property on York Road where he previously testified that there was much pedestrian traffic. It was determined that it was not feasible to locate a sidewalk at this location. However, it was agreed by all parties that the Petitioner would improve the surface of their property where pedestrians walk. This improvement would consist of the Petitioner removing the stones located along York Road and replacing them with grass and landscaping. This improvement shall be supervised and approved by the

- 2 -

Office of Planning and Zoning to ensure compliance with the spirit and intent of the Baltimore County Landscape Manual.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his property. Meloon v. Soloy, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Peti-

- 3 -

tioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of September, 1992 that the Petition for Zoning Variance requesting relief from Section 413.2(f) of the Baltimore County Zoning Regulations to permit two (2) freestanding business signs of 272.4 sq.ft. total in lieu of the one (1) permitted sign of 100 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate period from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Within thirty (30) days of the date of this Order, Petitioner shall submit a revised site plan incorporating the recommendations made by the Office of Planning concerning the steps at York and Lambourne Roads and the removal of the stones along York Road between Dunvale and Lambourne Roads and the replacement of same with grass.
- 3) Within thirty (30) days of the date of this Order, the Petitioner shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any sign permits.
- 4) Within sixty (60) days of the date of this Order, the Petitioner shall install said steps at the corner of York Road and Lambourne Road and shall remove the stones along York Road between Dunvale and Lambourne

- 4 -

Roads and replace same with grass and landscaping in accordance with the landscape plan approved by the Office of Planning and Zoning.

5) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 9/30/92  
By [Signature]

- 5 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

September 30, 1992

(410) 887-4386

Jerry D. Focas, Esquire  
22 W. Pennsylvania Avenue, Suite 606  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
E/S York Road at SE/Corner of Dunvale Road  
(725-731 York Road)  
9th Election District - 4th Councilmanic District  
The Marsden Chevrolet, Inc. - Petitioner  
Case No. 93-7-A

Dear Mr. Focas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

file



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 725-731 York Road, Towson, Maryland 21204  
which is presently zoned BR-CSA

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2.F, to allow two (2) freestanding business signs with a total area of 280 square feet in lieu of the required 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Conforming signs would be partially obstructed for motorists traveling north on York Road by a non-conforming sign located on the adjacent property.
  2. New and used automobile sales facilities necessitate separate signs for new and used car sales.
- Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Petitioner, Subtenant

Griffith Hyundai, Inc. t/a Griffith  
Type of Petitioner: Hyundai

*Barbara A. Griffith*  
Barbara A. Griffith, President

725 York Road 339-2999  
Phone Number

Towson MD 21204  
City State Zipcode

Tenant/Landlord:  
Jerry D. Focas

*[Signature]*  
Signature

22 W. Pennsylvania Ave., Suite 606

Towson, MD 21204  
City State Zipcode

Who do I submit this petition and other, under the provisions of zoning, that this case has the legal ownership of this property which is the subject of this Petition.

Legal Owner:

The Marsden Chevrolet, Inc.

*Frank Marsden, III*  
Frank Marsden, III

13425 Blenheim Road 666-0656  
Phone Number

Phoenix MD 21131  
City State Zipcode

Tenant/Landlord:  
Barbara A. Griffith

*[Signature]*  
Signature

4642 Mt. Carmel Road 329-6737  
Address Phone Number

Parkton MD 21120  
City State Zipcode

Estimated Length of Hearing: 15 minutes

See following date: Real Two Months

All: ☒ OTHER: ☐

Revised on: LG DATE: 7-13-92

ORDER RECEIVED FOR FILING  
Date 9/30/92  
By [Signature]

HYDROGRAPHY  
TOPOGRAPHY  
GEOLOGY

LEO W. RADER  
REGISTERED PROFESSIONAL SURVEYOR

SUBDIVISION  
ENGINEERING  
TITLE SURVEYS  
LAND PLANNING

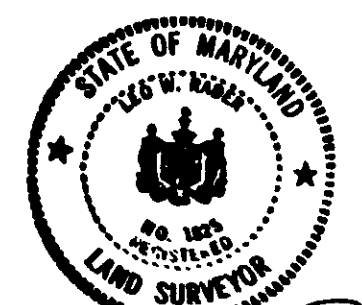
38 Belfast Road - Timonium, Maryland 21093

301-252-2820

THE MARSDEN CHEVROLET, INC.  
DESCRIPTION FOR ZONING VARIANCE

July 9, 1992

BEGINNING for the same at the intersection of the northeast side of York Road (66 feet wide) and the southeast side of Dunvale Road (40 feet wide) said place of beginning being distant South 31 degrees 41 minutes 44 seconds East 20.00 feet from the centerline of Dunvale Road, thence binding on the northeast side of York Road South 31 degrees 41 minutes 44 seconds East 307.37 feet, thence binding on the northwest side of Lambourne Avenue (50 feet wide) North 58 degrees 28 minutes 53 seconds East 270.00 feet; thence North 31 degrees 41 minutes 44 seconds West 200.00 feet, South 58 degrees 28 minutes 53 seconds West 20.00 feet and North 31 degrees 41 minutes 44 seconds West 110.51 feet; thence binding on the southeast side of Dunvale Road South 57 degrees 45 minutes 41 seconds West 250.01 feet to the place of beginning.



*Leo W. Rader*

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 93-7-A Date of Posting: 8/2/92  
Posted for: Jeffersonian  
Petitioner: Jeffersonian  
Location of property: 725-731 York Rd. at Jefferson Dr. at 4th Rd.  
Location of Sign: Jefferson Dr. at 4th Rd. at 725-731 York Rd.  
Remarks: None  
Posted by: W. Carl Richard Jr. Date of return: 8/1/92  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 7/30, 1992  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/30, 1992

THE JEFFERSONIAN,

S. Zohr Oliver  
Publisher

\$139.16

111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

August 6, 1992

Jerry D. Focus, Esquire  
22 W. Pennsylvania Avenue, Suite 606  
Towson, MD 21204

RE: Item No. 15, Case No. 93-7-A  
Petitioner: The Marsden Chevrolet  
Petition for Variance

Dear Mr. Focus:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

93-7-A

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 7/13/92

FD 9  
CD 4  
Account: R-001-6150  
Number

MARSDEN CHEVROLET INC  
725-731 YORK RD.

COMM VARIANCE \$250.00

Please Make Checks Payable To: Baltimore County  
BA 0010-26A007-13-92

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



(410) 887-3353

Your petition has been received and accepted for filing  
this 13th day of July, 1992

Arnold Jablon  
DIRECTOR

Received By:  
W. Carl Richard Jr.  
CHAIRMAN  
ZONING PLANS ADVISORY COMMITTEE

Petitioner: The Marsden Chevrolet, et al  
Petitioner's Attorney: Jerry D. Focus

Printed on Recycled Paper

receipt

Account: R-001-6150  
Number

RECEIPT DATED 7/13/92

HP3000 15

HEARING FEES QTY PRICE  
ZONING VARIANCE (OTHER) 1 X \$250.00  
TOTAL: \$250.00  
NAME OF OWNER: MARSDEN CHEVROLET

Please Make Checks Payable To: Baltimore County

receipt

Account: R-001-6150  
Number

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 123124

DATE: 8-21-92 ACCOUNT: R-001-6150  
AMOUNT: \$ 69.79

RECEIVED FROM: GRIFFITH HYUNDAI  
FOR: P.A. 93-7-A 8-26-92  
Hocking

VALIDATION OR SIGNATURE OF CARRIER  
PINK - AMBLY YELLOW - CARRIER

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 8-4-92

Griffith Hyundai, Inc.  
725 York Road  
Towson, Maryland 21204

RE:  
Case #93-7-A  
6/8 York Road, SEC Dundale Road  
725-731 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): Marsden Chevrolet, Inc.  
Petitioner/Sub-tenant: Griffith Hyundai, Inc. 1/4 Griffith Hyundai  
HEARING: WEDNESDAY, AUGUST 26, 1992 at 9:00 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 69.79 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon  
DIRECTOR

cc: Jerry D. Focus, Esq.

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director - Zoning Administration & Development Management  
FROM: Pat Keller, Deputy Director, - Office of Planning and Zoning  
DATE: August 6, 1992  
SUBJECT: Griffith Hyundai, Inc.

INFORMATION:  
Item Number: 15  
Petitioner: Marsden Chevrolet, Inc.  
Property Size:  
Zoning: BR - CSA  
Requested Action: Variance  
Hearing Date:

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting a variance to allow two freestanding business signs with a total area of 280 square feet in lieu of the required 100 square feet.

The Office of Planning and Zoning's area planner visited the site and observed that this site has numerous signs displayed without having obtained permits. The site contains several seasonal streamers that hang between two poles and a 6'x8' temporary sign. The Zoning Regulations require that permits for these types of signs be displayed and none are there.

The Towson Community Plan, adopted February 3, 1992, states "sidewalks should be constructed and connected where possible" [along commercial corridors]. The provision of sidewalks along York road is justified by the increasing number of pedestrians who access this corridor. Unfortunately, the safety of pedestrians is imperiled by the lack of suitable sidewalks and the extension of automobile display areas into the right-of-way.

The Office of Planning and Zoning recommends APPROVAL of the applicant's request but also recommends that the following conditions be imposed:  
1. A sidewalk should be provided along the length of the site's York Road frontage.  
2. Remove all temporary signs unless otherwise permitted.  
3. A landscape plan should be submitted to the Deputy Director of the Office of Planning and Zoning for approval prior to the issuance of any sign permits.

Prepared by: James H. Hocking  
Division Chief: Arnold Jablon  
FM/EMCD:bjs

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 31, 1992  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for August 3, 1992  
Work No. 5

The Developers Engineering Division has reviewed the subject zoning item and we recommend that some landscape/streetscape be provided.

Robert W. Bowling  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:DAK:s

RECEIVED  
AUG 4 1992  
ZONING OFFICE



DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature *Rakhaing Family* Date *8/3/92*

Project Name: *stonegate at Patapsco (Aerial Property)*  
File Number: *6-1-92*  
Meeting Date: *6-1-92*  
COUNT 1  
Theresa A. Mahstedt  
DED DEPRM RP STP TE  
COUNT 1  
The Marsden Chevrolet, Inc.  
DED DEPRM RP STP TE  
Baltimore County General Hospital, Inc.  
John R. and Mary A. Wortman  
Eugene C. Salvo  
COUNT 4  
FINAL TOTALS  
COUNT 6  
\*\*\* END OF REPORT \*\*\*

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature *John R. Wortman* Date *8-3-92*

Project Name: *Joan R. McMahon*  
File Number: *FRS-1*  
Meeting Date: *6-22-92*  
COUNT 1  
RMS Nominee, Inc.  
DED DEPRM  
COUNT 1  
Theresa A. Mahstedt  
DED DEPRM RP STP TE  
COUNT 1  
Howard Glen And Mary F. Miller  
DED DEPRM  
Kimberly Woods Village, Inc.  
DEPRM STP  
David F. And Frances Kelly  
DEPRM  
Richard G. And Connie S. Rutherford  
DEPRM  
Owings Run Apartments  
91360  
DED DEPRM (SWM) (EIRD)  
COUNT 5  
The Marsden Chevrolet, Inc.  
DED DEPRM RP STP TE

Baltimore County Government  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21204-5500  
JULY 23, 1992 (410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: THE MARSDEN CHEVROLET, INC.  
Location: #725-731 YORK ROAD  
Item No.: + WORK #5 (LJC) Zoning Agenda: JULY 27, 1992

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.  
7. The Fire Prevention Bureau has no comments at this time.

Approved *Capt. Jerry D. Focas*  
Fire Prevention Bureau

JP/KEK

RECEIVED  
JUL 27 1992  
ZONING OFFICE

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature *Theresa A. Mahstedt* Date *8/13/92*

Project Name: *Theresa A. Mahstedt*  
File Number: *7-13-92*  
Meeting Date: *7-13-92*  
COUNT 1  
The Marsden Chevrolet, Inc.  
AP STP  
Baltimore County General Hospital, Inc.  
AP STP  
John R. and Mary A. Wortman  
DEPRM RP STP  
Eugene C. Salvo  
DEPRM RP TE  
COUNT 4  
Lois L. Ruckman  
DED DEPRM RP STP TE  
Colonial Village Company  
DED DEPRM RP STP TE  
James W. Jr. And Terry A. Hooke  
DED DEPRM RP STP TE  
Arthur G. And Helen P. Magsamen  
DED DEPRM RP STP TE  
Fuchs Spices, U.S.A., Inc.  
DED DEPRM RP STP TE  
Susan J. Blum  
DED DEPRM RP STP TE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Arnold Jablon, Director - Zoning Administration & Development Management  
FROM: Pat Keller, Deputy Director, - Office of Planning and Zoning  
DATE: August 24, 1992 (REVISED COMMENTS)  
SUBJECT: Griffith Hyundai, Inc.  
INFORMATION:  
Item Number: 15  
Petitioner: *Marsden Chevrolet, Inc.*  
Property Size:  
Zoning: *BR - CSA*  
Requested Action: *Variance*  
Hearing Date: *1 / 1*

RECEIVED  
AUG 25 1992  
ZONING OFFICE

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting a variance to allow two freestanding business signs with a total area of 280 square feet in lieu of the required 100 square feet.  
The Office of Planning and Zoning's staff revisited the site on August 21, 1992 and observed that this site has numerous signs displayed, many without having obtained permits. The site contains several seasonal streamers that hang between two poles and a 6'x8' temporary sign. The Zoning Regulations require that permits for these types of signs be displayed and none are there.  
The Towson Community Plan, adopted February 3, 1992, states "sidewalks should be constructed and connected where possible" (along commercial corridors). The provision of sidewalks along York road is justified by the increasing number of pedestrians who access this corridor. Unfortunately, the safety of pedestrians is imperiled by the lack of suitable sidewalks and the extension of automobile display areas into the right-of-way. During the site visit with the Petitioner's attorney, pedestrians were witnessed traveling north and south along York Road at this location.  
The Office of Planning and Zoning recommends APPROVAL of the applicant's request but also recommends that the following conditions be imposed:  
1. The entire signage program for the site should be brought up to County standards, any permits, variances, etc., required should be obtained at this time.  
2. Based upon the site visit and discussions with the Petitioner, a sidewalk should only be provided along the frontage between Dunvale Road and the western entrance replacing the stone area. A sidewalk is not required at this time between the entrance and Lambourne Road due to the elevation changes and the need for a retaining all if a sidewalk is installed. Steps are needed between Lambourne Road and the parking lot.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 21, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #93-7-4  
8/8 York Road, SEC Dundale Road  
725-731 York Road  
9th Election District - 4th Councilmanic  
Legal Owner(s): *Marsden Chevrolet, Inc.*  
Petitioner/Sub-Owner: *Griffith Hyundai, Inc. t/a Griffith Hyundai*  
HEARING: WEDNESDAY, AUGUST 26, 1992 at 9:00 a.m. in Rm. 118, Courthouse.

Variance to allow two (2) free-standing business signs with a total area of 280 square feet in lieu of the required 100 square feet.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner of  
Baltimore County

cc: The Marsden Chevrolet, Inc.  
Griffith Hyundai, Inc.  
Barbara A. Griffith  
Jerry D. Focas, Esq.

NOTE: HEARING HAS BEEN CANCELED; FOR SPECIAL RECONSIDERATION PLEASE CALL 887-3353.

LAW OFFICES  
MORROW & HASSANI, P.A.  
21 WEST PENNSYLVANIA AVENUE  
SUITE 406  
TOWSON, MARYLAND 21204-5005 (410) 339-7313  
FAX (410) 339-7833

July 13, 1992

HAND DELIVERED  
Baltimore County Zoning Office  
Development and Control  
111 W. Chesapeake Avenue  
Room 113  
Towson, Maryland 21204

Re: *Sign Variance for 725-731 York Road for Griffith Hyundai, Inc.*

Ladies and Gentlemen:

Please accept the enclosed Petition for Variance for filing with your office. Enclosed are the following:

A. Three (3) original Petition forms;  
B. Twelve (12) original sealed plats;  
C. Three (3) original property descriptions;  
D. One (1) of the official zoning map;  
E. A letter from Steven R. Griffith, the President and majority shareholder of Griffith Hyundai, Inc.; and  
F. A check in the amount of \$250 to cover the filing fees for this Petition.

Please schedule this for a hearing at the earliest convenient date.

If you have any questions or require additional assistance, please do not hesitate to call.

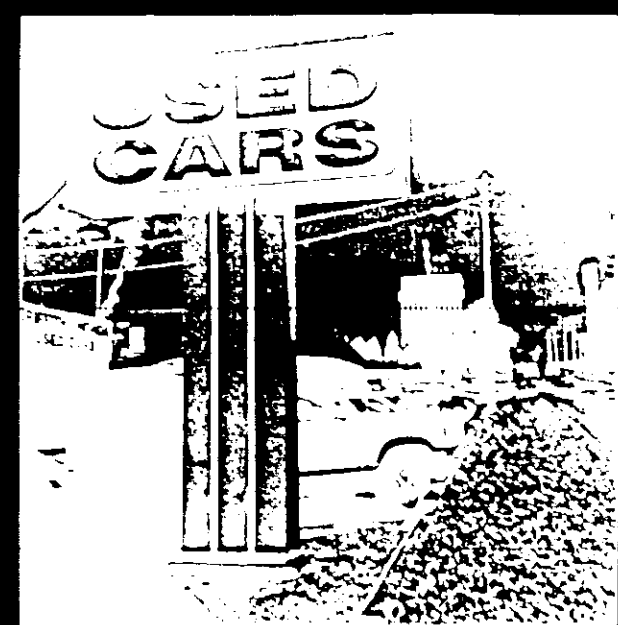
Sincerely,  
*Jerry D. Focas*  
Jerry D. Focas

JDF:vs  
Enclosure

cc: Lawrence V. Caulk (w/o encl.)  
Bill Starr (w/o encl.)  
s:\corresp\hdbkous.1r



# USED CARS



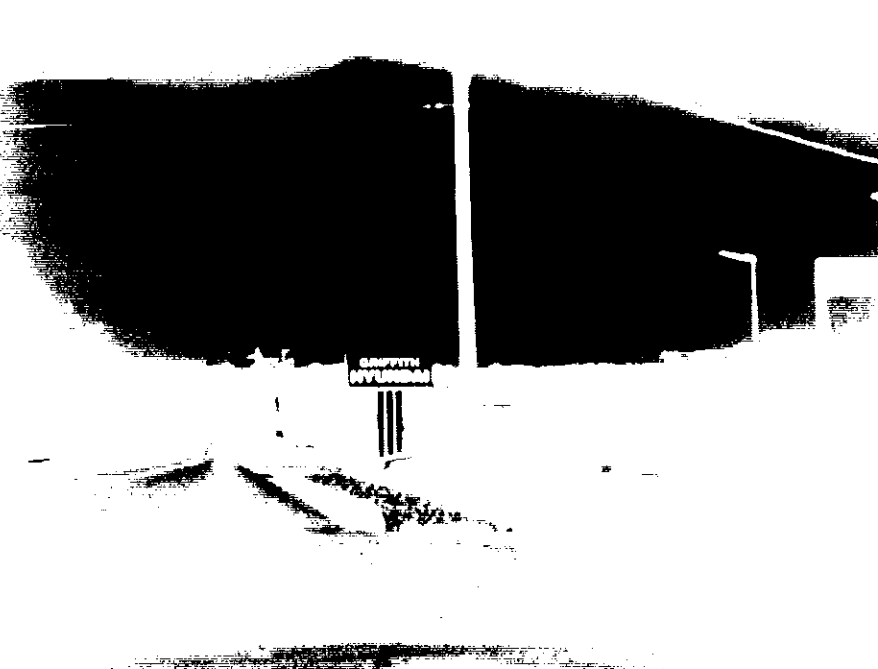
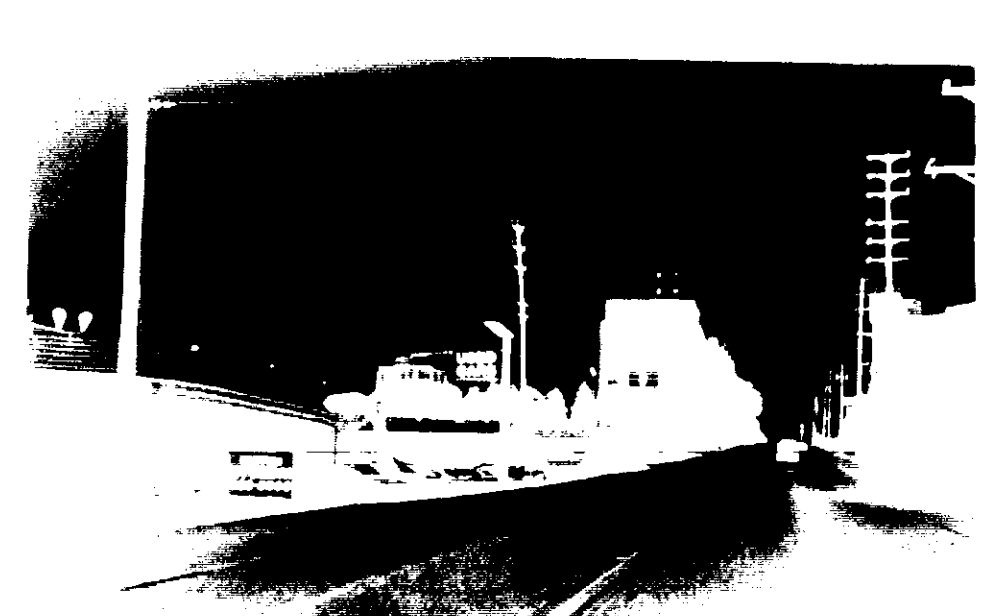
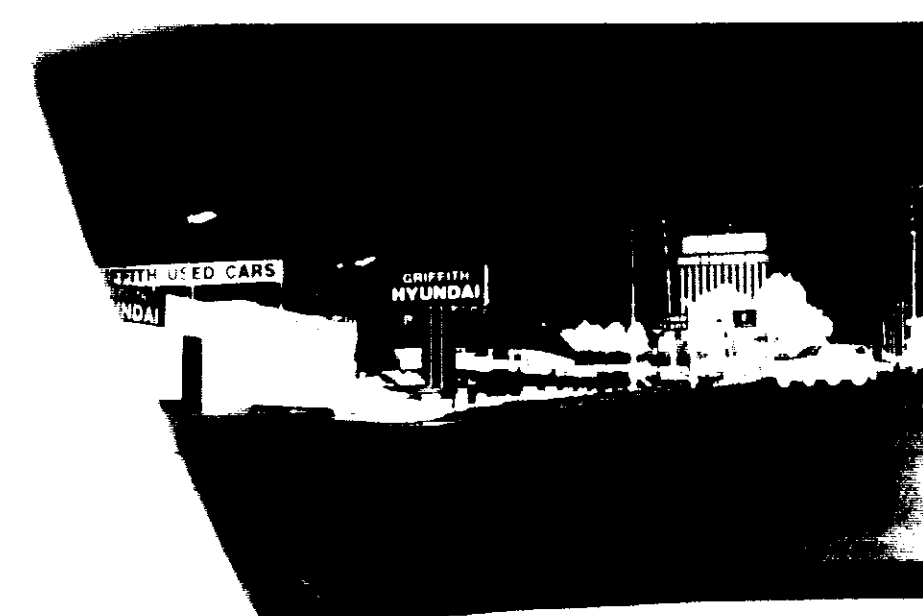
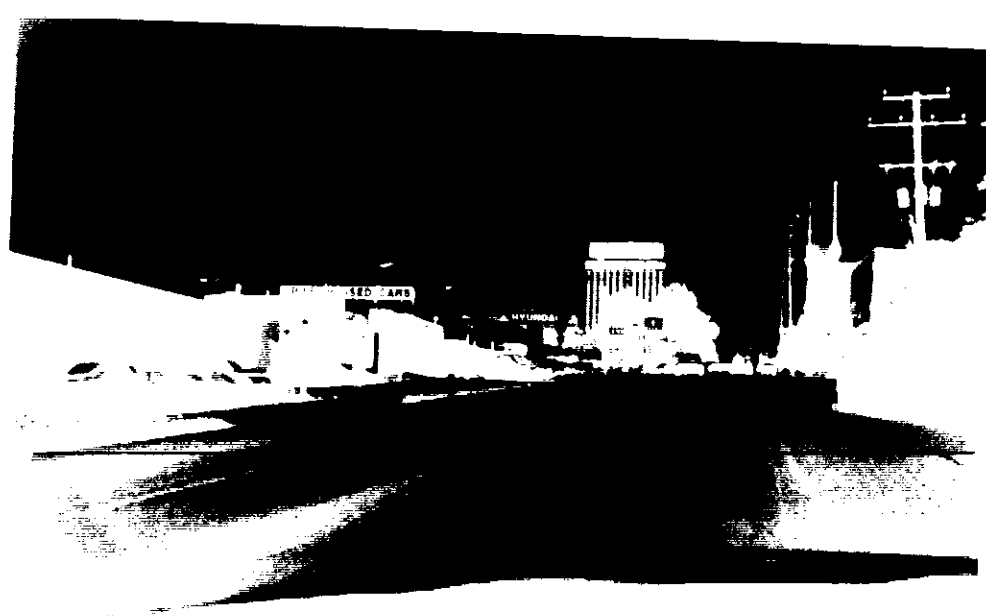
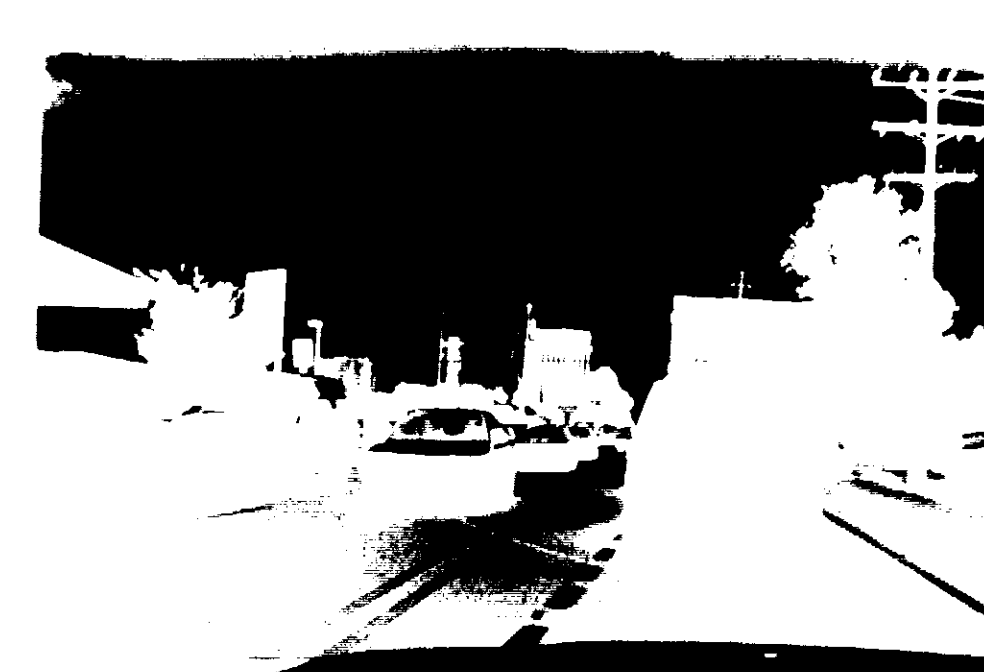
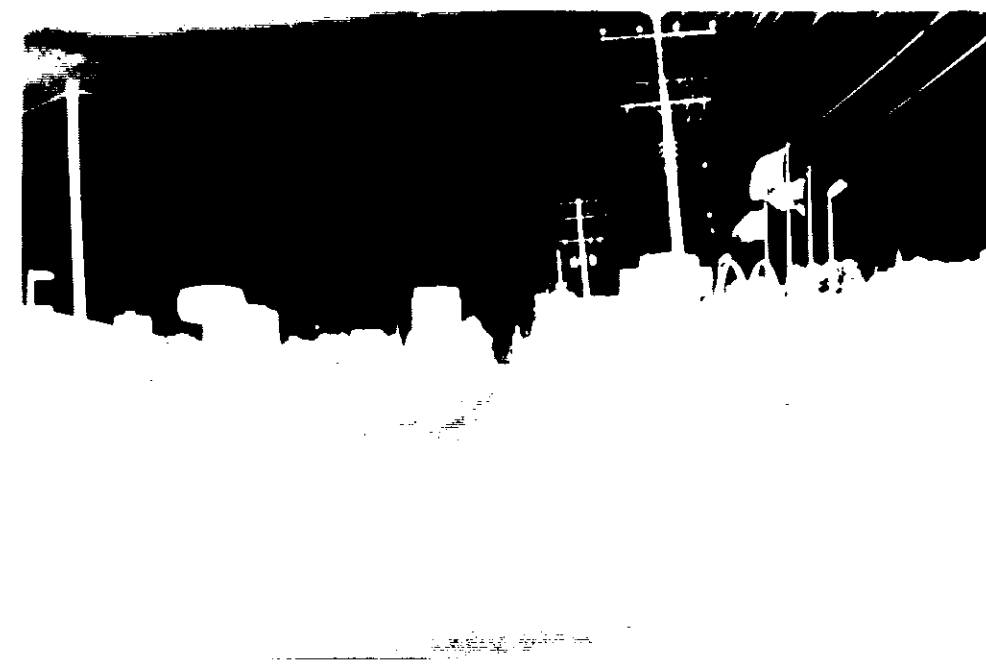
4'-0" x 10'-0"  
DOUBLE FACED PYLON

PETITIONER'S  
EXHIBIT 4

3/4" Scale.

#4

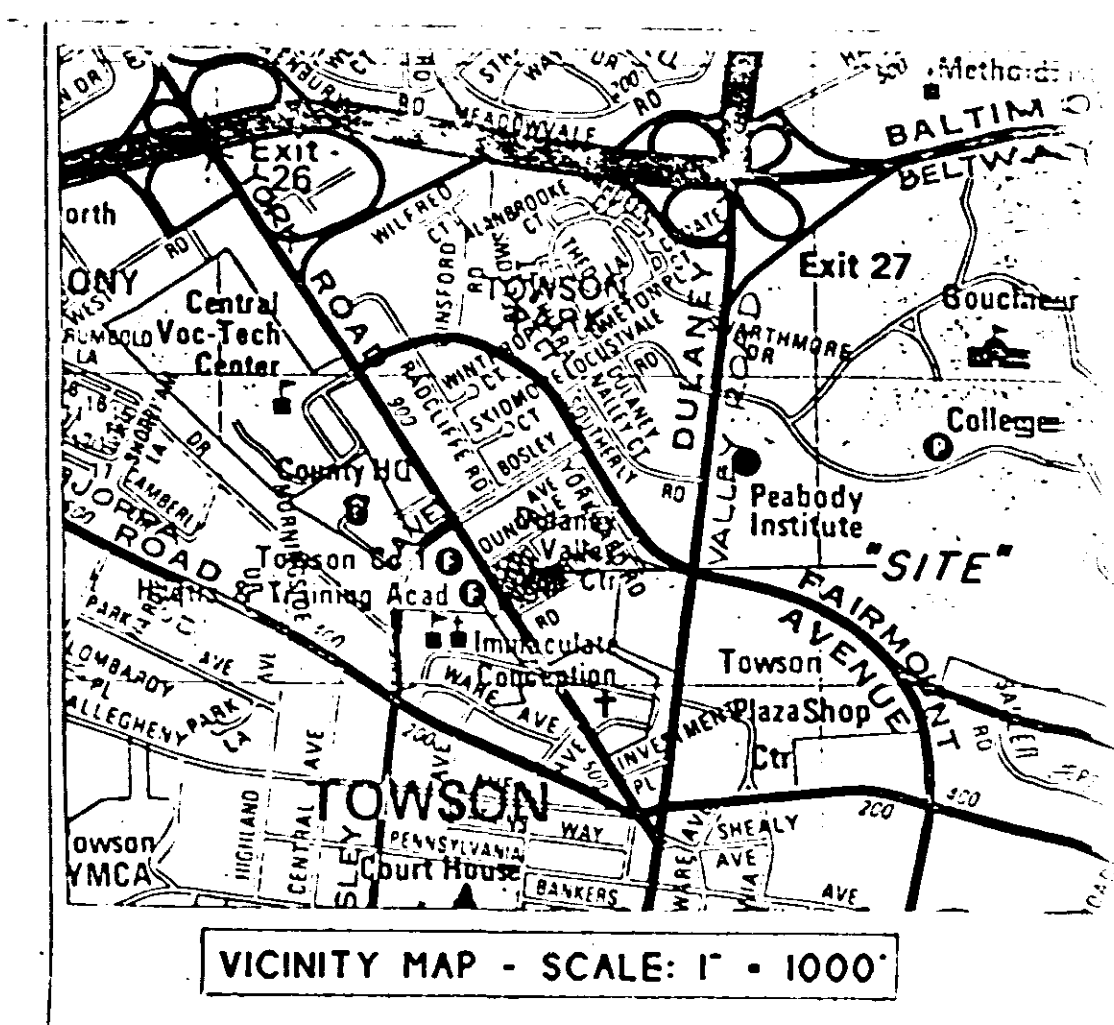
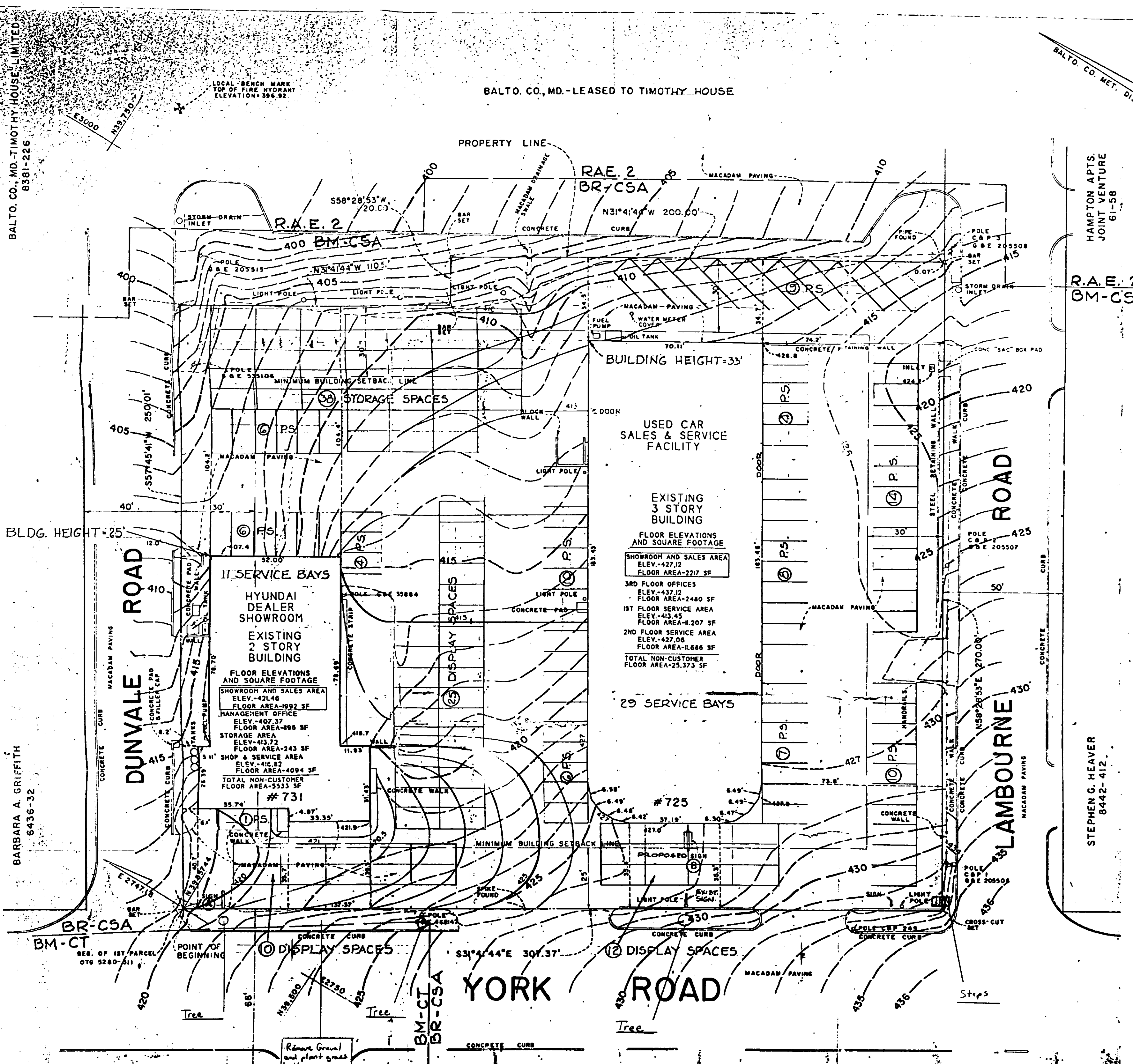
*Petitioner's  
Exhibits 8A-8K  
93-7-A  
Photographs*



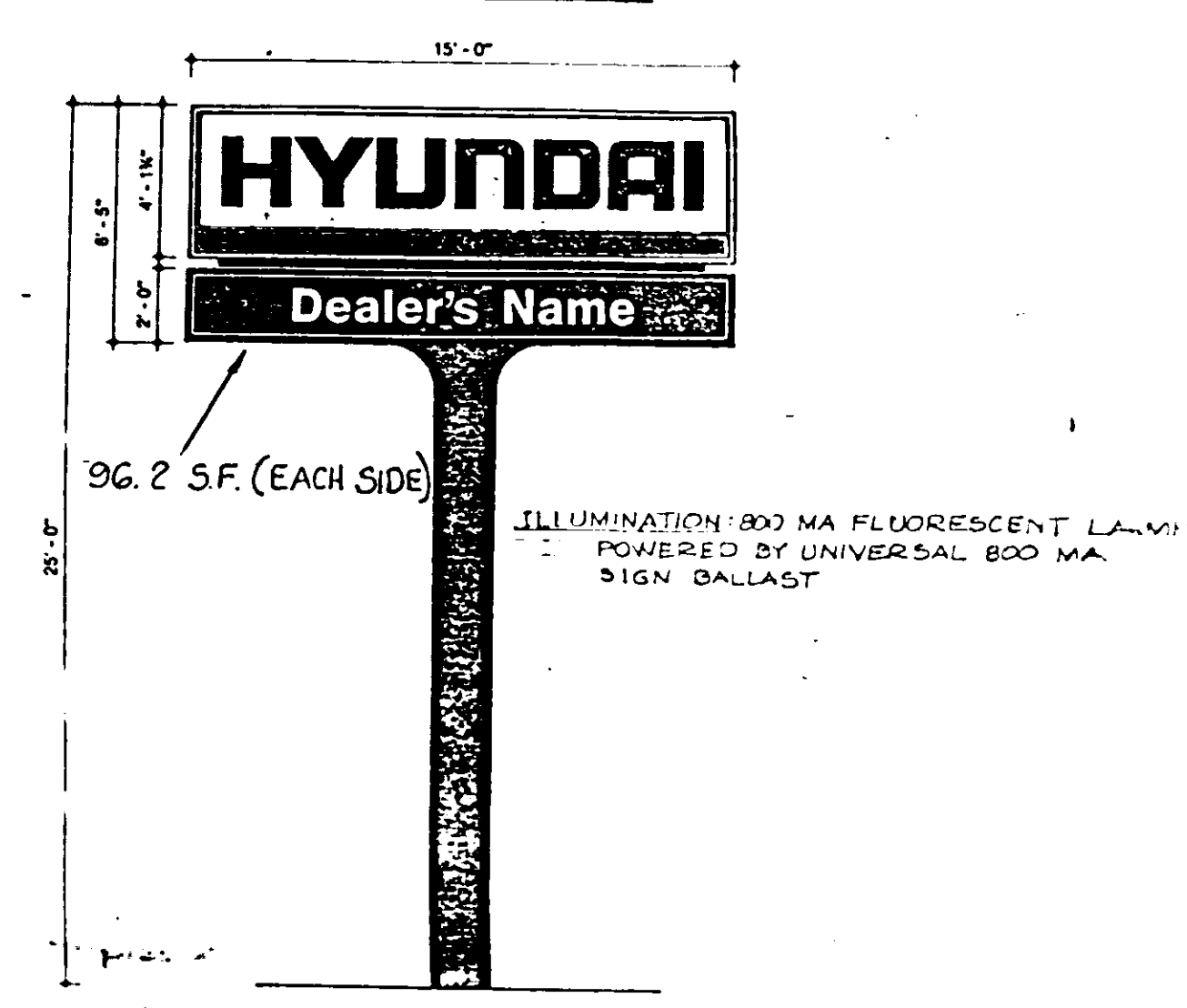




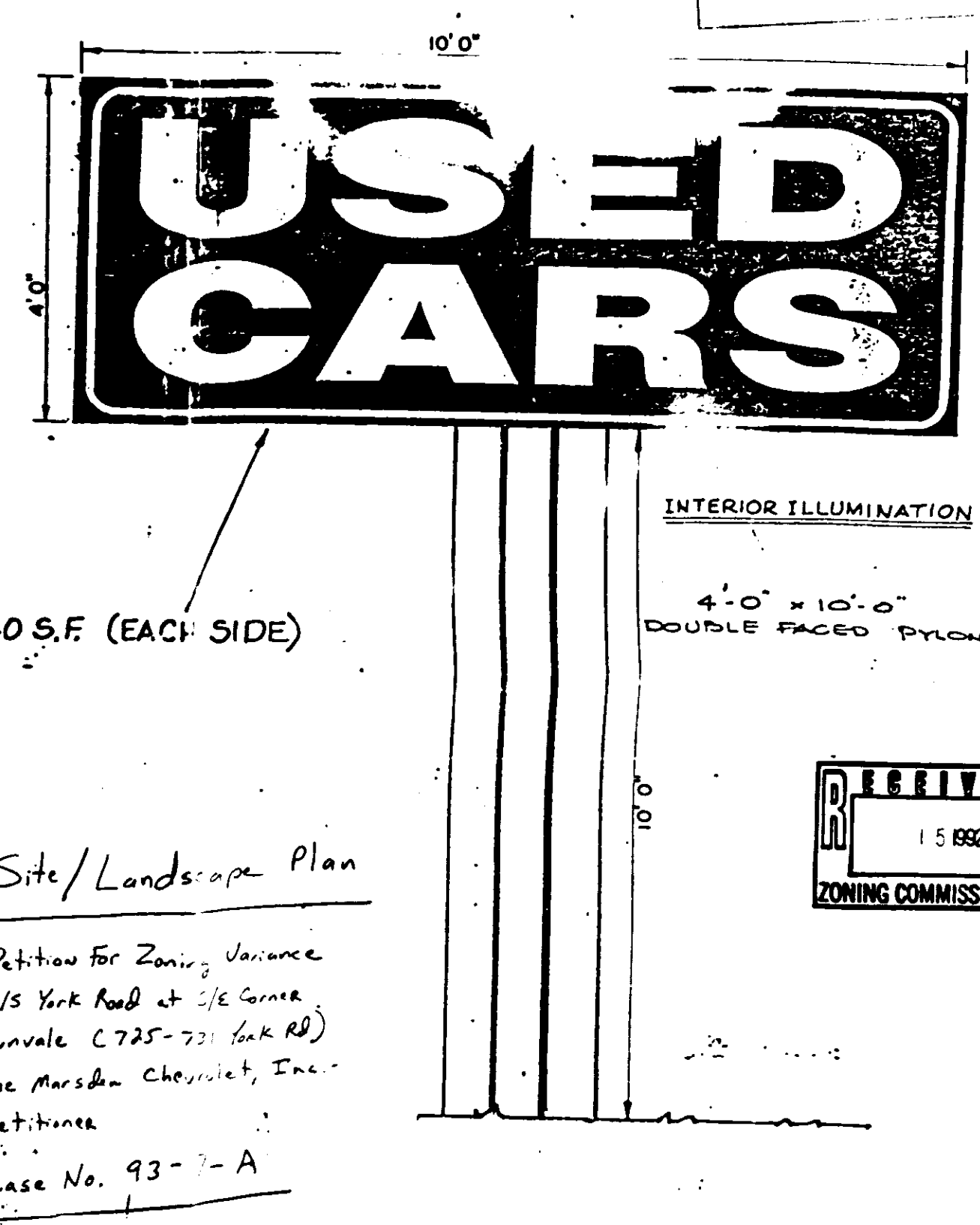




PROPOSED SIGN (A) - DETAIL



PROPOSED SIGN (B) - DETAIL



**PLAT TO ACCOMPANY  
PETITION FOR  
ZONING VARIANCE**

**THE MARSDEN CHEVROLET, INC.**

731 YORK ROAD  
TOWSON, MD 21204

9TH ELECT. DIST. BALTO. CO., MD.  
4TH COUNCILMANIC DIST.

SCALE: 1" = 20' JUNE 16, 1993

**GENERAL NOTES**

1. SITE ZONING: BR-CSA (MAP N.E. 10-A)
2. LESSEE: GRIFFITH HYUNDAI DEALERSHIP  
ADDRESS: 801 YORK ROAD  
TOWSON, MD 21204  
TELEPHONE: 337-9700

**PARKING DATA**

<b>PARKING REQUIRED:</b>	
SHOWROOM & SALES OFFICES (4,209 SF / 1000 X 51)	22
MANAGEMENT OFFICES (3,676 / 1000 X 3.3)	13
STORAGE AND SERVICE AREAS (27,230 / 1000 X 3.3)	90
<b>TOTAL SPACES REQUIRED</b>	<b>125</b>
<b>PARKING PROVIDED:</b>	
OUTSIDE PARKING SPACES	85
SERVICE BAYS IN BLDG. #731	11
SERVICE BAYS IN BLDG. #725	29
<b>TOTAL SPACES PROVIDED</b>	<b>125</b>

**Trees**

The Griffith Organization will plant 10 trees (2 Zelkova, 2 "2 1/2" caliper, 14-16" Tall) 4th Green View Zelkova, named with Harry Hardow, Landscape Planner. Three (3) of the trees will be planted on the corner of this plot and the other seven (7) will be planted on the adjacent Honda dealership property, 4 along York Road and 3 along Bosley Road. NOTIFY AVEAT HARDEN 48 HOURS PRIOR TO TREE INSTALLATION. IN ORDER TO HELP FIELD LOCATE THE TREES.

Agreed and Accepted:  
**Harry Hardow**  
Deputy Director of Planning  
Harry Hardow, Landscape Planner

LEO W. RADER  
REG. LAND SURVEYOR  
38 BELFAST ROAD  
TOWSON, MD 21204-2200

*Leo W. Rader*